

WEST VALLEY CITY PLANNING COMMISSION AGENDA

November 10, 2004

Planning Commission Technical Committee November 2, 2004 @ 8:00 a.m.
Planning Commission Study Session November 3, 2004 @ 3:00 p.m.
Planning Commission Pre-Meeting November 10, 2004 @ 3:00 p.m.
Planning Commission Meeting November 10, 2004, @ 4:00 p.m.

___ Harold ___ Brent ___ Paul ___ Jack ___ Karen ___ Terri ___ Mario

GENERAL PLAN CHANGE APPLICATION:

GP-3-2004 Petition by **WEST VALLEY CITY** requesting a General Plan change to reflect the **City Center vision and goals**. (Staff – **John Janson** at 963-3277)

GENERAL PLAN/ZONE CHANGE APPLICATIONS:

GPZ-4-2004 Petition by **WEST VALLEY CITY** requesting a **General Plan change** from light manufacturing, office, general commercial, recreation or mix to low density residential land uses north of Westridge Road, and medium density residential, general commercial or mixed use land uses south of Westridge Road. This application also includes a **zone change** from ‘M’ (manufacturing) to ‘R-1-8’ (residential, single family, minimum 8,000 sq. ft. lot size) north of Westridge Road and ‘R-1-6’ (residential, single family, minimum 6,000 sq. ft. lot size) and ‘C-2’ (general commercial) on the south side of Westridge Road. The properties are located at approximately 5198 South 5600 West on 78.9 acres. (Staff – **John Janson** at 963-3277)

GPZ-5-2004 Petition by **HOME CENTER CONSTRUCTION AND DEVELOPMENT** requesting a **General Plan change** from general commercial or mixed use land uses to medium density residential land uses, and a **zone change** from ‘C-2’ (general commercial) to ‘RM’ (residential, multi-family). This property is located at 5777 West 6200 South on 18.2 acres. (Staff – **Steve Pastorik** at 963-3277)

ZONE TEXT CHANGE APPLICATION:

ZT-12-2004 Petition by **WEST VALLEY CITY** requesting a **zone text revision** to the ‘R-2-8’ (residential, duplex allowed, minimum 8,000 sq. ft. lot size) zone to add condominiums, PUD’s, and twin homes as conditional uses. (Staff – **Steve Pastorik** at 963-3545)

ZONE CHANGE APPLICATION:

Z-12-2004 Petition by **WEST VALLEY CITY** requesting a **zone change** from ‘RM’ (residential, multi-family) to ‘RB’ (residential business). The property is located at 3641 South 3200 West on 0.31 acres. (Staff – **Steve Pastorik** at 963-3545)

CONDITIONAL USE APPLICATION:

C-45-2004 Petition by **PAUL STRINGAM** requesting conditional use approval for a **grocery market within an existing strip mall**. The business would be located at 3874 West 3500 South on 1.7 acres, and is zoned ‘C-2’ (general commercial). (Staff – **Steve Pastorik** at 963-3545)

C-46-2004 Petition by **HOLIDAY OIL** requesting conditional use approval for a new building (Holiday Oil **gas station and convenience store**) to replace an existing convenience store.) The property is located at 4825 West 4100 South on 1.22 acres, and is zoned ‘C-1’ (neighborhood commercial). (Staff – **Ron Weibel** at 963-3361)

C-47-2004 Petition by **AZTECA INDOOR BAZAAR** requesting conditional use approval for an indoor swap meet. This business would be located at 3952 West 3500 South on 6.7 acres, and is zoned ‘C-2’ (general commercial). (Staff – **Ron Weibel** at 963-3361)

Planning Commission Public Hearing Agenda

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- C-48-2004** Petition by **WAL-MART** requesting conditional use amendment **for temporary layaway storage containers and proposed building addition**. This business is located at 3180 South 5600 West on 20.6 acres, and is zoned 'C-2' (general commercial). (Staff – **Kevin Hooper** at 963-3249)
- C-49-2004** Petition by **VILLAGE INN** requesting conditional use approval for **a new restaurant pad site**. The location is planned for approximately 4810 West 3500 South on 1.2 acres, and is zoned 'C-2' (general commercial). (Staff – **Kevin Hooper** at 963-3249)
- C-50-2004** Petition by **OSCAR A. GARCIA & HENDRICK GARCIA** requesting conditional use approval for **used car sales**. The business would be located at 2276 South 2700 West on .47 acres, and is zoned 'M' (manufacturing). Staff – **Steve Pastorik** at 963-3545)

PLANNING COMMISSION BUSINESS

Update - City Council, Board of Adjustment, Redevelopment Agency.

Approval of minutes from October 27, 2004 (Regular Meeting)

Approval of minutes from November 3, 2004 (Study Session)

<p>West Valley City does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of services.</p> <p>If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City eight or more hours in advance of the meeting. We will try to provide whatever assistance may be required. The person to contact for assistance is Lori Cannon, 963-3282.</p>
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